



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, January 14, 2014 10:30 AM City & County Building, Room 391

Committee Members: Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

Committee Staff: Gretchen Williams

Council Members Present: Brown, Lehmann, Lopez, Montero, Robb, Shepherd, Herndon, Kniech, Ortega, Susman

Members Absent: None

Bill Request

BR14-0016 Amends the Better Denver Bond program companion ordinance.

Scott Hergenrader, Better Denver Bond Program Manager

Scott Hergenrader, Better Denver Bond Program Manager, reported that with the reallocation of projects, the total number of projects has increased to 348, up from 326 at the end of June 2013. Of those 348, 303 projects are now counted as complete, which is about 80%. The Scheduled Performance Index is 0.98.

The proposed Companion Ordinance amendment reallocates funding within four of the Purposes as described below. The proposal also includes new language allowing projects that are completed and have less than \$100,000 in savings to be reallocated through the Bond Executive Committee rather than through Council.

In Purpose 3, Health and Human Services, \$51,000 would be reallocated from the completed Lowry child care center to Neighborhood House child care centers.

In Purpose 4, Parks & Recreation, a total of \$820,000 from completed projects (Babi Yar Park and Regional Trails) would be reallocated to Ruby Hill Park (\$500,000) and Parkfield Lake Park (\$320,000).

In Purpose 5, Public Safety, \$1,280,000 would be reallocated from the completed Police Traffic Operations & Firing Range and Fire Station Renovations would be reallocated to a new project, the Lowry Fire Station.

In Purpose 6, Streets, Transportation & Public Works, a total of \$8,430,000 savings from eight completed projects would be reallocated to the Broadway/I-25 project (\$4,800,000) and Arterials & Collectors (\$3,630,000).

Two of the Purpose 6 completed projects had substantial savings because of opportunities to team up with CDOT to leverage funds. These and the savings from smaller projects make it possible to return funding to the Broadway/I-25 project, funds which were "loaned" to the Central Park Blvd. interchange in order to match Federal funds.

Councilwoman Lehmann asked when all projects will be completed. The original end date was the end of 2012, but since we redeployed \$60 million of cultural projects funding and those projects are just starting, completion is anticipated by the end of 2016.

Councilwoman Ortega asked how projects were selected to receive additional funds. The Bond Executive Committee has a process for reallocation, starting with the caveat that each project on the list will be completed. When funds are left at completion of a project, the next highest priority project in the purpose is next in line for funding. The Lowry Fire Station is the last Purpose 5 project.

A motion offered by Councilmember Brown, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)

Presentation

Stapleton Redevelopment Update by Forest City *John Lehigh and Heidi Majerik, Forest City*

President of Forest City Stapleton, John Lehigh, said that Forest City was selected for this project in 1998. Prior to that, between 1989 and 1995, the City and

residents worked to develop the Green Book, the guidelines for Stapleton redevelopment. He said the goals and principles laid out in the Green Book are what enticed them to take on the project. For the most part, Stapleton today is very similar to the plans laid out in the Green Book. He also noted that in 2013 alone, the Stapleton generated \$44.6 million in sales and property tax.

Heidi Majerik, head of the Forest City Development Team, has worked on Stapleton for 14 years, and she has lived at Stapleton for nine years. The major work at Stapleton started in May 2001. Completion is scheduled for 2025. All of the statistics in the report are today are current though Oct. 2013.

The PowerPoint presentation is attached to this meeting summary.

Topics discussed following the presentation included:

- Sustainable and organic food resources, including community gardens and backyard food-producing animals.
- Opportunities to build housing, especially affordable workforce housing, and Stapleton's housing programs, both rental and for-sale.
- Housing types, including higher density condominiums near the commuter rail station.
- The FAA Tower at Stapleton, for which Forest City is seeking a buyer to utilize it.
- Tax Increment Financing (TIF), which expires in 2025, has contributed \$47 million to Denver's General Fund, \$10 million of that in 2013. Initially all the funds were dedicated to Stapleton infrastructure, but through the years, a growing percentage has gone to the General Fund.
- Stapleton Development Corporation (SDC) has a number of community boards. Councilman Herndon sits on the SDC board. There is a Master Community Organization; and Stapleton United Neighbors (SUN) is the registered neighborhood organization.
- Most of the land is already transferred to Forest City, so the Airport can no longer fund anything at Stapleton.
- Forest City is in serious and productive negotiations with a grocer in the Eastridge neighborhood, in the eastern area south of I-70.
- Comparisons to Lowry redevelopment, which was possibly easier than Stapleton because of the Air Force. Stapleton took several cues from Lowry, which was a pioneer in large-scale in-fill development.

Councilwoman Robb said that the Green Book showed the area north of I-70 as non-residential. Now that there is more residential being developed in the north, there is some concern that the TIF payments would be impacted.

Mr. Lehigh replied there was always a component of residential north of I-70. The light rail station will generate more demand for non-residential in that area. There is work yet to be done to find the right balance between residential and commercial development. This redevelopment is a marathon not a sprint. The TIF will be fine as the revenues are very strong.

Walkability and lifestyle design are very important components of the planning. The Stapleton Foundation was created to be focused on healthy eating and healthy living, and it has received numerous grants. The built environment is designed around the open space system that runs throughout the community. This allows for many bike lanes and pedestrian trails in collector level medians as well as off-street.

Councilman Herndon said Stapleton has much diversity in housing products as well as in population. There are currently nine active builders providing more than 15 product lines. Forty-five percent of the students at SDS are low income. We need to work to change the perception of Stapleton's population.